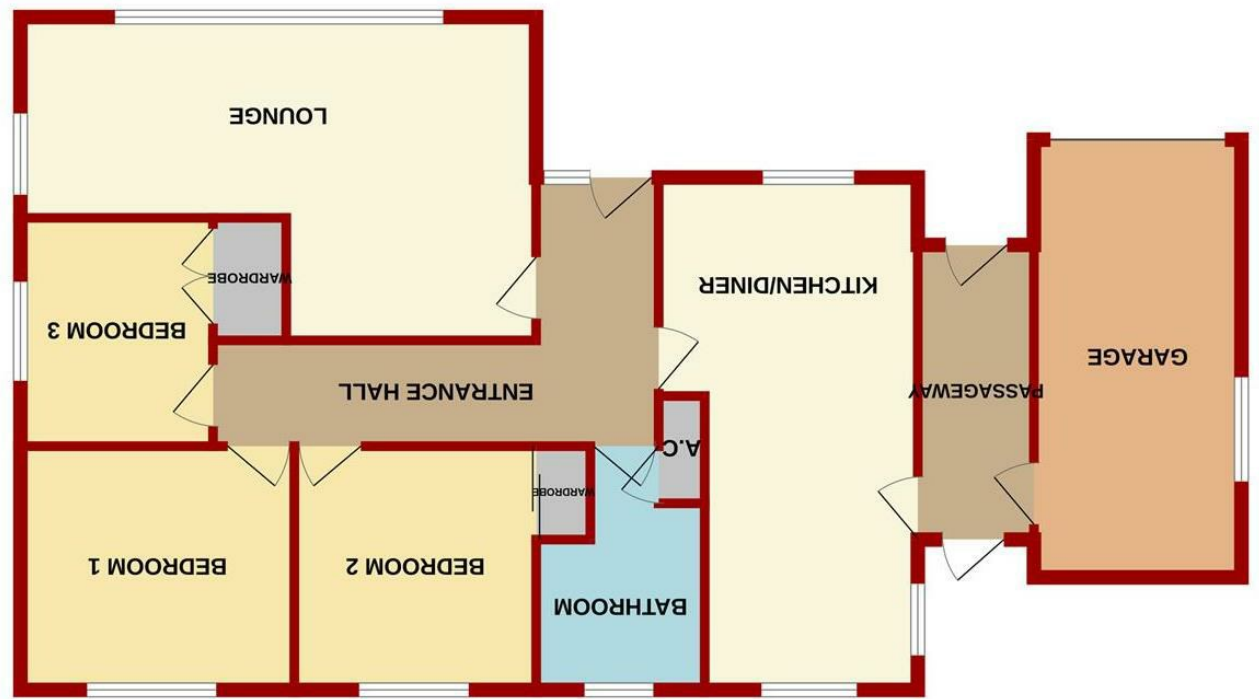




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 93-100 kWh/m ² (new build only) B: 81-92 kWh/m ² C: 69-80 kWh/m ² D: 55-68 kWh/m ² E: 45-54 kWh/m ² F: 35-44 kWh/m ² G: 1-34 kWh/m ² (new build only)	 A: 10-35 g/kWh B: 36-45 g/kWh C: 46-55 g/kWh D: 56-65 g/kWh E: 66-75 g/kWh F: 76-85 g/kWh G: 86-100 g/kWh



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mon Yeager Buckshaft Road
 Cinderford GL14 3DN



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £330,000

We Are Delighted To Offer For Sale This Spacious Three Bedroom Detached Bungalow Set Within A Generous Plot Of Approximately A Fifth Of An Acre In An Elevated Position Enjoying Stunning Forest Views. There Is Plenty Of Parking Available Courtesy Of Its Sweeping Drive And Two Single Garages. The Gardens Are Well Stocked And Would Suit Any Keen Gardener. The Property Is Being Offered With No Onward Chain!

The Accommodation Briefly Comprises Entrance Hall, Kitchen/Diner, Lounge, Three Bedrooms And A Bathroom. The Property Is Gas Centrally Heated And Double Glazed.

Cinderford Is A Town Located In The Forest Of Dean District Of Gloucestershire. It Lies In The Eastern Part Of The Forest Of Dean, Approximately 10 Miles (16 Kilometres) East Of The City Of Gloucester.

Historically, Cinderford Was A Prominent Mining And Industrial Town, With Coal Mining Being A Significant Part Of Its Heritage. The Town Played A Vital Role In The Production And Transportation Of Coal During The Height Of The Mining Industry In The Area.

Today, Cinderford Has Transformed Into A Vibrant Town With A Diverse Range Of Amenities And Attractions. The Town Centre Offers A Variety Of Shops, Supermarkets, Cafes, And Restaurants, Providing Residents With Convenient Access To Everyday Necessities And Leisure Activities. The Town Also Has Community Facilities And Services, Including The New Community Hospital, Schools, A Library, A Leisure Centre, And A Local Market.

Cinderford Is Surrounded By Beautiful Woodland Areas, Making It An Excellent Base For Outdoor Enthusiasts. The Nearby Forest Of Dean Offers Numerous Trails And Recreational Opportunities, Such As Walking, Cycling, And Wildlife Spotting. Popular Attractions In The Area Include The Sculpture Trail, Puzzlewood, And The Dean Heritage Centre.



Front aspect double glazed upvc door leads into;

ENTRANCE HALL

Radiator, access to the boarded loft, doors lead off to the kitchen/diner, lounge, bedrooms 1,2,3 and bathroom.

KITCHEN/DINER

20'09 x 10'06 (6.32m x 3.20m)

Fully fitted wall and base level units with laminate worktops, inset sink unit with drainer, integral electric oven with induction hob, dishwasher, washing machine and fridge/freezer. Radiators, triple aspect double glazed windows and side door leading to a passageway and the attached garage.

LOUNGE

20'10 x 14'11 (6.35m x 4.55m)

A bright and spacious room with gas fire on a marble hearth, radiators, tv point, dual aspect double glazed windows with stunning Forest views.

BEDROOM ONE

11'11 x 9'11 (3.63m x 3.02m)

Semi-fitted wardrobes, radiator, rear aspect double glazed window overlooking the garden.

BEDROOM TWO

9'10 x 9'01 (3.00m x 2.77m)

Built in wardrobe, radiator, rear aspect double glazed window overlooking the garden.

BEDROOM THREE

10'06 x 8'11 (3.20m x 2.72m)

Built in double wardrobe, radiators, side aspect double glazed window.

BATHROOM

9'11 x 6'10 (3.02m x 2.08m)

Four piece white suite comprising large corner bath, mains fed shower cubicle, low level w.c, pedestal washbasin, airing cupboard, heated towel rail, tiled walls, obscured rear aspect double glazed window.

ATTACHED GARAGE

16'09 x 8'06 (5.11m x 2.59m)

Accessed via an up and over door, power and lighting, gas-fired combi boiler, side aspect window and side aspect wooden door to passageway.

OUTSIDE

Gated access to the long sweeping sloped driveway that leads to a single garage opposite and up to the property with a further attached garage. Lawned front garden and shrubs. Access to the rear from both sides of the property. Mature gardens to the rear laid to lawn and patio with shrubs and trees, greenhouses and a shed. The garden enjoys a great degree of privacy.

DIRECTIONS

From the Mitcheldean office proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout signposted Coleford and Monmouth. Continue up and over the hill, taking the left turning at the Nailbridge traffic lights signposted Cinderford. Continue along taking the second right hand turn into Forest Vale Road, then follow the road to the end taking the second exit at the mini roundabout on to Valley Road. Continue along the road to the end, then turn left on to St. Whites Road continuing up the hill. Take the fourth right exit into Buckshaft Road and continue along for a short distance where the property can be found on the left.

SERVICES

Mains electric, drainage, electricity and gas. Openreach in area

LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

TENURE

Freehold

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)